

CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Authorize City Manager to execute Professional Services Agreement with Parsons Harland Bartholomew & Associates for the preparation of an Environmental Impact Report for the Pro-Style Sport Complex.

MEETING DATE: August 18, 1999

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council approve the awarding of a professional service agreement to the consulting firm of Parsons Harland Bartholomew & Associates for the preparation of an environmental impact report for the Prostyle Sports Complex.

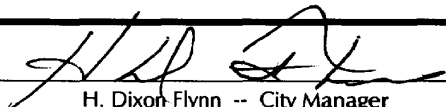
BACKGROUND INFORMATION: The City of Lodi has been in discussion with Prostyle Sports, a private group headed by John Verner of Stockton, to develop a multi-use sports complex on a portion of City-owned property located at the White Slough Water Pollution Control Facility. The project would encompass approximately 400 acres of the 1036 acres owned by the City at the White Slough complex. The proposed site is located on the eastside of I-5, adjacent to Thornton Road, approximately 2 miles south of State Highway 12. Prostyle Sports proposes to develop a 400-acre multi-use sports and recreation complex on City-owned property. The project objective is to create a world-class athletic-training and sports events center with visitor accommodations, limited retail commercial and support facilities

The complex will be designed so that the City can continue to utilize the property to apply treated wastewater from the White Slough treatment plant. All fields and landscaping will be irrigated with recycled water and treated water may also be utilized in fire suppression systems and other facilities in the complex. All recycled water utilized in the complex will be treated to a tertiary level, which is one level of treatment above the current secondary treatment at White Slough.

City staff has determined that an environmental document should be prepared at this stage to identify significant environmental impacts that may result from the project. This will give all parties a better understanding of the potential impacts of the project, how to possibly mitigate these impacts and how the mitigations may affect the project. The EIR process will also allow public comment and provide an opportunity for interested parties to express their ideas regarding the proposal.

The City sent a request for proposal for the EIR to approximately 15 qualified consulting firms in the area. We received 8 proposals and interviewed 4 firms. The committee comprised of Community Development Director, Senior Planner, Public Works Director, and Deputy City Manager, selected Parsons based on the qualification of their staff, their experience with similar projects, and the value of their bid relative to their proposed work program. Staff is confident that Parsons can accomplish the task and produce an environmental document that will meet the requirements of CEQA.

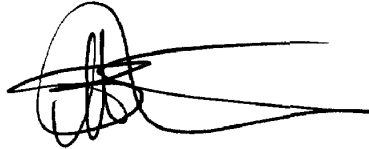
APPROVED: _____


H. Dixon Flynn -- City Manager

Council Communication
Meeting Date: August 18, 1999
Page 2

The Community Development Department requests that the City Council authorize the City Manager to sign a contract for \$94,970 plus a 15% contingency for a total of \$109,216 with the firm of Parsons Harland Bartholomew & Associates. Cost for the EIR will be paid by the project developers and managed by City staff. A copy of the proposal is on file in the Community Development Department.

FUNDING: None required

A handwritten signature in black ink, consisting of a large, stylized 'K' followed by a series of loops and a long horizontal stroke extending to the right.

Konradt Bartlam
Community Development Director

Prepared by: David Morimoto, Senior Planner